

MINUTES OF THE JONESTOWN PLANNING AND ZONING COMMISSON REGULAR MEETING HELD JANUARY 20, 2010 7:30 P.M. AT THE CITY COUNCIL CHAMBERS 18649 FM 1431, SUITE 3-A, JONESTOWN, TEXAS

1. CALL TO ORDER

CHAIRMAN YOST

Chairman Yost called the meeting to order at 7:30 p.m.

2. ROLL CALL

SECRETARY

The following members were present: Robert Donnelly, Larry Oaks, Chairman Alan Yost and Alternate Gary Mermelstein. Tricia Anglea and David Nelsen were absent. A quorum was present.

3. APPROVAL OF MINUTES

Regular Meeting, November 18, 2009.

Commissioner Oaks made a motion to approve the minutes of the November 18, 2009 meeting. Commissioner Donnelly seconded the motion, which carried unanimously.

B. CITIZENS COMMUNICATIONS

There were no citizen communications.

C. GENERAL BUSINESS AND ACTION ITEMS.

1. a. Public hearing a. Public hearing of a request by Lester and Virginia Johnson for a subdivision of Trail End Subdivision, Lot 55, a 1.8 acre tract, located at 10342 West Darleen, into four lots, to include the following variances:

1. Section 10.02.086(2) B – Ratio of average depth to average width.
2. Section 10.02.086(2) I - 150' lot frontage on a street.
3. Section 10.02.085(2) L – Width of all lots must be at least 150 feet.
4. Section 10.02.086(2) (A) (ii) - Lots in ETJ to not be less than ½ (one half) acres.

Virginia Johnson discussed with the request with the Commission, stating that the correction had been made to the plat that was omitted previously. She further discussed how the lots were originally divided, how they are currently configured and the reason for the request for the smaller lots having lake access. She commented that she and her husband have talked with some of the neighbors who had received the notice, explaining the same to them. Cindy Ture, neighboring property owner spoke to the Commission about concerns for parking, availability of facilities for those using the property, trash, and the possibility of other property owners or developers wanting to do the same by dividing into smaller parcels of land.

Commissioner Oaks moved to close the public hearing. Motion was seconded by Commissioner Donnelly. Motion passed unanimously.

b. Discussion and possible action of a request by Lester and Virginia Johnson for a subdivision of Trail End Subdivision, Lot 55, a 1.8 acre tract, located at 10342 West Darleen, into four lots, to include the following variances:

1. Section 10.02.086(2) B – Ratio of average depth to average width.
2. Section 10.02.086(2) I - 150' lot frontage on a street.
3. Section 10.02.085(2) L – Width of all lots must be at least 150 feet.
4. Section 10.02.086(2) (A) (ii) - Lots in ETJ to not be less than ½ (one half) acres.

Commissioner Oaks expressed concerns that once the properties were purchased that the new owners would stretch the limits of development of the property to more than what is proposed uses. The Commission discussed the possibility of selling easement where greater control can be maintained as opposed to dividing the property. Commissioner Donnelly felt that the causation for this request was not compelling enough to grant this request.

Commissioner Oaks made a motion to not recommend to Council and reject the request by Lester and Virginia Johnson for a subdivision of Trail End Subdivision, Lot 55, a 1.8 acre tract, located at 10342 West Darleen, into four lots, along with the for variances. The motion was seconded by Commissioner Mermelstein. Commissioner Oaks, Commissioner Donnelly, Chairman Yost and Alternate Commissioner Mermelstein voted for the motion. Motion passed.

2. a. Public hearings to consider an amendment to Chapter 14, Zoning Regulations, Jonestown Code Of Ordinances to provide a permit for exception to the prohibition of certain motor vehicles from parking or outdoor storage on residential lots or in GUI, O, B-1, B-2 districts; providing severability, open meetings and effective date clauses; and providing for related matters.

No one was present to speak on the issue. Chairman Yost called for a motion to close the public hearing. Motion was made by Oaks and seconded by Donnelly. Motion passed unanimously.

b. Discussion and possible action of an amendment to Chapter 14, Zoning Regulations, Jonestown Code Of Ordinances to provide an exception to the prohibition of certain motor vehicles from parking or outdoor storage on residential lots or in GUI, O, B-1, B-2 districts; providing severability, open meetings and effective date clauses; and providing for related matters.

Chairman Yost made grammatical corrections to the ordinance. Other issues were discussed regarding the ordinance.

Commissioner Donnelly made a motion to recommend to Council the approval of the amendment to Chapter 14 with the corrections that were noted. Commissioner Oaks seconded the motion. Motion passed.

D. ADJOURNMENT

Chairman Yost adjourned the meeting at 8:17 p.m.

PASSED AND APPROVED AT A SPECIAL CALLED MEETING HELD ON FEBRUARY 3, 2010.

Alan Yost, Chairman

ATTEST:

Marilee Pfannstiel, Assistant City Secretary